

**MINUTES  
TOWN OF FORT MILL  
TOWN COUNCIL MEETING  
July 28, 2014  
7:00AM**

Present: Councilmen Huntley, Spratt, Helms, Adams, Councilwoman Savage,  
Mayor Funderburk, Manager Pieper

Guests: Town Engineer, Paul Mitchell, Planning Director, Joe Cronin, Fire Chief,  
Jeff Hooper, Business Manager/Interim Municipal Clerk, Dana Powell and  
Amanda Harris.

Mayor Funderburk called the meeting to order at 7:00 am and led the Pledge of Allegiance. Councilman Huntley gave the invocation and the Mayor welcomed everyone to the meeting. Councilwoman Savage made a motion to approve the July 14, 2014 minutes, with a second by Councilman Helms. The motion was approved with a 6-0 vote.

**PUBLIC COMMENT**

Mayor Funderburk opened the meeting for public comments. Mayor Funderburk recognized Thom Nalley representing the Owners for Kimbrell Properties. Mr. Nalley provided information to Council to review upon his presentation. Mr. Nalley states that the neighborhood is a mess and the recent proposed changes will only create more havoc. According to Mr. Nalley's research, the plans to expand home construction will more than double traffic on Kimbrell Rd. Current residents on Kimbrell Rd. have to wait to get out of their driveway due to increased car traffic. Residents on Kimbrell Rd. have counted car traffic and the results were approximately 900 vehicles/trips per day. This traffic is current and does not include traffic before school starts. The residents of Kimbrell Rd. are also concerned about the resale of their home(s) and the changes to the neighborhood character that may happen due to the home construction. Mr. Nalley urges Council to reconsider this proposal. Mayor Funderburk thanked Mr. Nalley for his time and information.

Mayor Funderburk recognized Anna Brandl, a resident from Kimbrell Rd. Ms. Brandl stated that the residents of Kimbrell Rd. do not want to see the additional homes built. She also stated that traffic is already bad and the conditions will only worsen during the school season. Current traffic is already the worse that it has ever been. Mayor Funderburk thanked Ms. Brandl for her time.

**PUBLIC HEARING**

1. Public Hearing for an ordinance annexing York County Tax Map Numbers 717-00-00-004 & 717-00-00-005, containing approximately 47.0 acres at the intersection of Springfield Parkway and U.S. Highway 21 Bypass: Mayor

Funderburk opened the Public Hearing portion of the meeting. There were no speakers. No comments were received.

2. Public Hearing for an ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Rutledge MXU Project: There were no speakers. No comments were received.
3. Public Hearing for an ordinance annexing York County Tax Map Numbers 736-00-00-080, 736-00-00-081 and 736-00-00-144, containing approximately 28.6 acres at the intersection of North Dobys Bridge Road and Kimbrell Road: There were no speakers. No comments were received.
4. Public Hearing for an ordinance authorizing the entry by the Town of Fort Mill into a Development Agreement for property located at York County Tax Map Numbers 736-00-00-080, 736-00-00-081 and 736-00-00-144, such parcels containing approximately 28.6 acres located at the intersection of North Dobys Bridge Road and Kimbrell Road; authorizing the execution and delivery of such Development Agreement; and other matters relating thereto [First of Two Public Hearings]: Mr. Nalley Thom asked if this property will tie into the subsequent owners property. Joe Cronin, Planning Director stated it is written in the agreement that it will bind the subsequent owners. Mayor Funderburk closed the Public Hearing portion of the meeting.

### **OLD BUSINESS**

1. Second Reading: An ordinance annexing York County Tax Map Numbers 717-00-00-004 & 717-00-00-005, containing approximately 47.0 acres at the intersection of Springfield Parkway and U.S. Highway 21 Bypass: Councilman Spratt asked if per the July 23 letter, any improvements will be the responsibility of the developer. Joe Cronin confirmed that the improvements will be the responsibility of the developer. Councilman Spratt made a motion to approve as second reading. The motion was seconded by Councilwoman Savage. The motion passed by a 6-0 vote.
2. Second Reading: An ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Rutledge MXU Project: Councilman Spratt made a motion to approve as second reading. The motion was seconded by Councilman Huntley. The motion passed by a 6-0 vote.

### **NEW BUSINESS**

1. First Reading: An ordinance annexing York County Tax Map Numbers 736-00-00-080, 736-00-00-081 and 736-00-00-144, containing approximately 28.6 acres at the intersection of North Dobys Bridge Road and Kimbrell Road: Councilman Spratt made a motion to defer voting until the Southern Bypass project is

complete and a current traffic study is submitted. The motion was seconded by Councilwoman Savage. The motion passed by a vote of 6-0.

2. First Reading: An ordinance authorizing the entry by the Town of Fort Mill into a Development Agreement for property located at York County Tax Map Numbers 736-00-00-080, 736-00-00-081 and 736-00-00-144, such parcels containing approximately 28.6 acres located at the intersection of North Dobys Bridge Road and Kimbrell Road; authorizing the execution and delivery of such Development Agreement; and other matters relating thereto: Councilman Adams made a motion to defer voting until the acreage is clearly defined. The motion was seconded by Councilwoman Savage. The motion passed by a vote of 6-0.
3. Request from Citizens for Historic Preservation to adopt a resolution designating Walter Y. Elisha Park as the site of a public festival on August 1, 2014, September 5, 2014, October 3, 2014, November 7, 2014, and December 5, 2014; authorizing a special event permit for live music and sound amplifying equipment; and authorizing the sale and consumption of alcoholic beverages: A presentation was made by Louis Roman from the Citizens for Historic Preservation reviewing details on the First Friday Fort Mill. Mr. Roman answered questions from Council regarding the event and activities that would transpire. Councilwoman Savage made a motion to approve the resolution as presented. The motion was seconded by Councilman Helms. The motion passed by a vote of 6-0.

### **EXECUTIVE SESSION**

Council entered into executive session at 8:02 am. Council returned to chambers and Mayor Funderburk called the meeting back to open session at 11:54 pm. Mayor Funderburk stated that “no votes were taken in executive session.”

Councilman Spratt made a motion to approve a compensation package for Town Manager, Dennis Pieper that should have taken place in January 2014. Councilman Spratt stated that a 9% raise would be given in addition to a one time retro payment of 6% of the original salary. The 9% raise will take effect starting August 2014- October 2014. During October 2014 the raise will increase Manager Piepers salary to \$127,577. The motion was seconded by Councilman Huntley. The motion was approved unanimously.

### **ITEMS FOR DISCUSSION.**

Councilman Spratt commended the Citizens for Historic Preservation for their work on the First Friday Fort Mill.

Councilman Helms advised that a foreclosed home located on Williamson and Banks needed lawn maintenance and asked for the bank in charge to be contacted.

Councilman Adams asked if there is or should be a Town Ordinance regarding the maintenance of foreclosed properties. Councilman Adams also asked if the Election Campaign signs had been displayed.

Councilman Adams asked if investigation for the special election had been completed. Per Town Manager Pieper, York County Elections office is handling election process.

Councilman Adams asked if any interested parties for the Council had filed yet. IT was understand that one party had filed at that time.

### **ADJOURN**

Motion to adjourn was made by Councilman Adams and seconded by Councilwoman Savage. The motion to adjourn was approved unanimously.

Meeting was adjourned at 12:00 pm

Respectfully submitted,

Dana Powell  
Interim Municipal Clerk